



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider Initiating the Annexation/Reorganization Proceedings for the Bridgetown II Reorganization, a 32.66 Acre Project Located at 451 East Turner Road (APN's 015-230-36 and 38) as Requested by A. Fred Baker and Chris Keszler.

MEETING DATE: May 3, 1995


PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council consider adopting a Resolution initiating the annexation/reorganization proceedings for the Bridgetown II Reorganization, a 32.66 acre project located at 451 East Turner Road (APN's 015-230-36 and 38) as requested by A. Fred Baker and Chris Keszler.

BACKGROUND INFORMATION: At its meeting of April 19, 1995 the City Council conducted a public hearing to consider the requests of A. Fred Baker and Chris Keszler (1) for a General Plan Amendment to redesignate the parcels at 451 East Turner Road from PR, Planned Residential to LDR, Low Density Residential and (2) to prezone the parcels to R-1, Single-Family Residential. The City Council introduced Ordinance 1614 approving the General Plan Amendment and Ordinance 1615 approving the prezone. The prezone is required by the San Joaquin Local Agency Formation Commission (LAFCO) as the first step in the annexation/reorganization process.

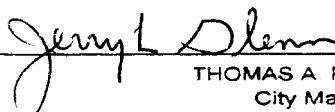
The necessary data to be forwarded to LAFCO is attached to this communication.

FUNDING: Application Fees.


James B. Schroeder
Community Development Director

JBS/ck
Attachment

APPROVED: _____



THOMAS A. PETERSON
City Manager



recycled paper

**JUSTIFICATION OF PROPOSAL
FOR REORGANIZATION OR CHANGE OF ORGANIZATION AFFECTING LOCAL AGENCIES**

Filed with:

LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY
c/o Gerald F. Scott, Executive Officer
1810 E. Hazelton
Stockton, CA 95205

(209) 468-3198

Date: March 27, 1995

The undersigned, on behalf of the proponents of the subject proposal, hereby give notice of intention to:

<input type="checkbox"/> incorporate a city	<input type="checkbox"/> disincorporate a city
<input type="checkbox"/> form a district	<input type="checkbox"/> dissolve a district
<input checked="" type="checkbox"/> annex territory to an agency	<input type="checkbox"/> detach territory from an agency
<input type="checkbox"/> consolidate existing agencies	

To further deliberations by the Commission, we submit the following:

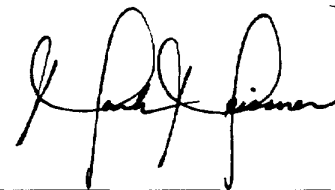
1. Three (3) copies of this completed "Justification of Proposal".
2. Fifteen (15) copies of legal metes and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office.
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8.5" 11" which is the most preferable size and shall be no larger than 18"X 26").
4. Filing an processing fees in accordance with LAFCo fee schedule.

The following person (not to exceed three) are to be mailed copies of the Executive Officer's Report and Notice of Commission hearings regarding the subject proposal.

Chris R. Keszler & A. Fred Baker	451 E. Turner Road, Lodi, CA 95240	(209) 333-2881
(Name)	(Address)	(Phone)

Jennifer Perrin	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6702
(Name)	(Address)	(Phone)

James Schroeder	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6711
(Name)	(Address)	(Phone)



(Signed)

COMPLETE ALL QUESTIONNAIRE ITEMS

If a question is not applicable to your proposal, you may so state.

1. Local Agency organization changes hereby proposed--designate affected agencies and annexation by name: BRIDGETOWN II ANNEXATION

Annex territory to the City of Lodi. Detach from Woodbridge Rural County Fire Protection District, North San Joaquin County Water Conservation District, and San Joaquin County Resource Conservation District.

2. Statutory provisions governing proceedings:
Local Government Reorganization Act 1985
3. Do proposed boundaries create an island or corridor of unincorporated territory? No.
4. Do proposed boundaries split lines of assessment or ownership? No.
5. Land area affected: Square miles .05 Acres 32.5
6. Population in subject area: 0 Number or registered voters: 0
7. Registered voter density (per acre): 0
Number of dwelling units: 0
8. Estimate of population increase in next 10 years: 424
9. Present land use of subject area: Vacant
10. What is the intended development of this area: Low density single family housing.
11. Present zoning: (County) GA, General Agriculture
12. Describe proposed zoning changes: The zoning would be changed to R-1, single family residential which allows for one home per 6,500 square foot or greater lot.
13. Assessed value of land: \$ 37,572
14. Assessed value of improvements: \$ 0
15. Value of publicly owned land in area: \$ 0
16. Governmental services required by this proposal which are not presently available: City services including: water, sewer, storm drainage, police and fire protection.
17. What alternative measures would provide services listed in Item 16 above? County services: Woodbridge Rural County Fire Protection District, private well and septic system, and San Joaquin County Sheriff.
18. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? Existing streets, water, sewer, and storm drain lines must be extended into the project area.
19. What approximate costs will be incurred in accomplishing requirements of Item 18 above? No estimate is available.
20. How will such costs be met? Street improvements and utility extensions will be done by the developer at his expense. In addition, the developer will be required to pay development impact mitigation fees to help cover the costs of future capital improvements.
21. Will provisions of this proposal impose greater than normal burden on servicing agency or affected property? No.
22. Check here if you are submitting further comments and evaluations on additional pages.

Important Notice Regarding Disclosure of Campaign Contributions Made to LAFCO Commissioners on
Page 3. (Rev. 4-85)

civil engineers



BAUMBACH & PIAZZA, INC.

323 West Elm Street
Lodi, California 95240

Phone (209) 368-6618

**LEGAL DESCRIPTION
KESZLER AND BAKER REORGANIZATION
451 EAST TURNER ROAD, LODI, CA 95240**

A portion of the Southwest quarter of Section 34,
Township 4 North, Range 6 East, Mount Diablo Base and
Meridian, San Joaquin County, California, more
particularly described as follows:

Parcels 1 and 2 as shown on that Parcel Map filed for
record December 22, 1992 in Book 18 of Parcel Maps at
page 163, San Joaquin County Records, containing 42.19
acres more or less.

EXCEPTING THEREFROM the portion of land described in
"EXHIBIT A" attached hereto.

EXHIBIT A

July 23, 1993

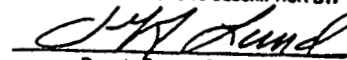
DESCRIPTION OF BRIDGETOWN I ANNEXATION TO THE CITY OF LODI San Joaquin County, California

A portion of the southwest Quarter of Section 34, Township 4 North, Range 6 East, Mount Diablo Base and Meridian, more particularly described as follows:

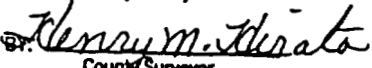
Beginning at the southeast corner of PARCEL 2 of Parcel Map filed in Book 18 of Parcel Maps, at page 163, San Joaquin County Records, said corner being on the north line of Turner Road, bearing North 88°10'45" West, 384.00 feet and North 1°31'13" East, 30.00 feet from the southeast corner of said southwest Quarter, said corner also being on the Lodi City Limit line; thence along said City Limit line, North 88°10'45" West along the south line of said PARCEL 2, being the north line of Turner Road, 695.00 feet; thence leaving said City Limit line, North 1°31'13" East parallel with the east line of said PARCEL 2, a distance of 597.5 feet; thence South 88°10'45" East, parallel with the south line of said PARCEL 2, a distance of 695.00 feet to the east line of said PARCEL 2, being on said City Limit line; thence South 1°31'13" West along said east line, being along said City Limit line, 597.5 feet to the point of beginning.

Containing 9.53 acres, more or less.

RECOMMENDED APPROVAL AS TO DESCRIPTION BY:


Deputy County Surveyor

APPROVED BY:


County Surveyor

SV-3G187.L1

This is a detailed street map of a residential area in Sacramento, California. The map shows a grid of streets with various names including Volcano St, La Salle St, Chestnut St, and Lower Sacramento Rd. A large, irregularly shaped area in the upper left is shaded with diagonal lines, indicating a specific project site. The map also shows a river or canal running along the left side and a road labeled 'MILLS AVE' on the right edge.

NEGATIVE DECLARATION

Notice is hereby given that the City of Lodi Planning Department has determined that the following proposal will have no "Significant Impact on the Environment". Supporting documentation is available in the form of a "Preliminary Environmental Assessment" and is available for public review in the Planning Department Office, City Hall Building, 221 W. Pine Street. Anyone wishing to appeal the issuance of this Declaration to the Planning Commission may do so no later than the date indicated as "Last date to Appeal".

Date: January 26, 1995	Project Title: BRIDGETOWN II GENERAL PLAN AMENDMENT, PREZONING AND ANNEXATION
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Responsible Agency: Lodi Planning Department	Contact Person: Mark Meissner
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NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

Chris R. Keszler and A. Fred Baker

Address: 451 East Turner Road City: Lodi County: San Joaquin

Phone: (209) 333-2881

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

This project includes a General Plan Amendment from PR, Planned Residential, to LDR, Low Density Residential, prezoning to R-1, Single-Family Residential and annexation to the City of Lodi of a 32.5 acre parcel currently zoned GA-1, General Agriculture, to allow for a single family residential subdivision containing 160 lots.

Project Location City LODI	Project Location County SAN JOAQUIN COUNTY
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Last Date to Appeal:

Address Where Preliminary Environmental
Assessment is Available:

February 20, 1995

LODI CITY PLANNING DEPT.
221 W. Pine St., Lodi, CA 95240
Phone: (209) 334-5634

Environmental Assessment
INITIAL STUDY

1. PROJECT TITLE Bridgetown
2. LOCATION 451 East Turner Road
3. PROJECT DESCRIPTION: At the request of the property owner, the City of Lodi is proposing to annex a parcel of land to the City for the purpose of residential development. The City will be amending its General Plan Land Use Map, and also its zoning map to allow for a single family residential subdivision. The subdivision will encompass approximately 32.5 acres and will consist of approximately 160 low density single-family dwelling units. The entire 32.5 acres will be used for a single-family residential subdivision with required access and street improvements.
4. General Plan Designation (A) Existing (City), (B) Proposed
(A) PR, Planned Residential (B) LDR, Low Density Residential
5. Site Description and surrounding land use:

The 32.5 acre project site is located at the north-west corner of Lodi. Turner Road, Lodi's northern most east-west arterial, runs along the length of the southern boundary of the property. Lower Sacramento Road, a north-south arterial, intersects with Turner Road approximately one fourth of a mile east of the project site. The site is relatively flat with no extraordinary topographic features other than the Woodbridge Irrigation District canal levee which borders the project site to the north and west. The existing land use of the site consists of vacant farm land. There are no dwellings or other structures on the property. Surrounding land uses consist of a single family housing development in the community of Woodbridge to the north, a developing single family housing subdivision to the south, a bed and breakfast inn and restaurant and an approved but undeveloped shopping center to the east, and vacant agricultural land to the west.
6. Zoning (A) Existing (County), (B) Proposed
(A) GA-1, General Agriculture (B) R-1, Single Family Residential

Will the Project Have a Significant Effect
Through Any of the Following Impacts?

7. a. Substantial alteration of natural topography, soil or subsoil features? NO
- b. Substantially degrade surface or ground water quality? NO
- c. Substantially deplete surface or ground water resources? NO
- d. Substantially interfere with ground water flow or recharge? NO
- e. Cause a significant affect related to flood, erosion or siltation? NO
- f. Substantial interference with the habitat of any species of fish, wildlife or plant?
NO
- g. Violate ambient air quality standards or create substantial air emissions or objectionable odors? MAYBE
- h. Substantially increase ambient noise or glare level for adjoining areas? NO

- i. Substantial reduction of existing cropland? **MAYBE**
- j. Expose individuals or property to geologic, public health, traffic, flood, seismic or other hazards? **NO**
- k. Have a substantial, demonstrable, negative aesthetic effect? **NO**
- l. Result in the disruption or alteration of an archeological, historical or paleontological site? **NO**
- m. Cause or allow substantial increase in consumption in any natural resources? **NO**
- n. Results in the use or waste of substantial amounts of fuel or energy? **NO**
- o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads? **YES**
- p. Substantial increase in demand for or utilization of public services such as schools or fire or police protection? **YES**
- q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety? **YES**
- r. Induce substantial growth, concentration or displacement of population? **YES**
- s. Result in an alteration or conflict with existing or planned land uses? **NO**
- t. Conflict with adopted plans, goals or policies of the City of Lodi? **NO**

Adverse impacts of the project and their magnitude:

7g. Violate ambient air quality standards or create substantial air emissions or objectionable odors? During construction of the residential subdivision there may be substantial air emissions in the form of dust and diesel exhaust due to the use of earth moving and other construction equipment. The adverse impact on ambient air quality standards will be limited to the construction period of the project.

7i. Substantial reduction of existing cropland? This project may convert some prime agricultural land to urban uses.

7o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads? Development of the project will require the installation/extension of public utilities to the project site. A ten inch water main in the Turner Road right of way is necessary to serve the area. An eight inch sanitary sewer line in the Evergreen Drive and Turner Road rights of way is necessary to serve the area. A storm drainage system will have to be designed to service the area.

7p. Substantial increase in demand for or utilization of public services such as schools or fire or police protection? At this time the construction of 160 new housing units will not have a significant effect on police and fire protection; however, residential projects of this size could create a significant impact on school facilities based on the increased number of school-age children.

7q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety? Additional vehicle trips will change transportation patterns related to existing traffic loads and street capacity in the immediate project area.

7r. Induce substantial growth, concentration or displacement of population? The introduction of 160 new homes will contribute to the growth of the City.

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study:

AIR QUALITY: The ultimate conversion of the project site to a single-family residential subdivision may cause a small decrease in ambient air quality standards and increase air emissions. Increases in the number of vehicle trips in and around the City may create a substantial increase in vehicle emissions for an area that was once vacant farm land. Chapter 15, Air Quality, of the City of Lodi General Plan Environmental Impact Report states that "the City of Lodi will coordinate development project review with the San Joaquin County APCD in order to minimize future increases in vehicle travel and to assist in implementing any indirect source regulations adopted by the APCD."

The City of Lodi shall implement a number of mitigation measures prescribed by the San Joaquin Valley Unified Air Pollution Control District in order to reduce the potential impact from fugitive dust due to earth moving and other construction activities. The mitigations will be listed as follows:

- All material excavated or graded should be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is done for the day.
- All clearing, grading earth moving or excavation activities shall cease during periods of high winds greater than 20 mph average over one hour.
- All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- The area disturbed by clearing, earth moving or excavation activities should be minimized at all times.
- On-site vehicle speed shall be limited to 15 mph.

Air quality could also be affected by an increase in vehicle emissions that will result from increased numbers of vehicle trips in and around the project area. The impact on air quality from vehicle emissions may not be significant or need any mitigations.

According to the trip generation rates established by the Institute of Transportation Engineers, the number of daily vehicle trips created from a 160 unit single-family residential subdivision is approximately 176 peak hour trips and 1600 daily trips. The impact on air quality from vehicle emissions will not be significant.

By implementing the mitigation measures listed above the temporary impacts from construction on air quality will be reduced to less than significant levels.

CROP LAND, This project may convert some prime agricultural land to urban uses. Lodi's General Plan has identified the conversion of prime agricultural land as an adverse impact on development. The only mitigation measure available is prohibiting development of agricultural lands. Since this would lead to a halt to all new development, it is seen as an unavoidable impact. However, policies in the Conservation Element of the General Plan are aimed at delaying the loss of prime lands and facilitating continued agricultural uses. Some of these policies include adopting a "right-to-farm" ordinance for adjacent

landowners, establishing buffer zones between urban uses and agricultural uses, and designating an open space greenbelt around the urbanized area of the City.

UTILITIES, The City will periodically update public works capital improvements needs assessment studies to ensure that new facilities will be provided to meet the increased demand on water, sewer, storm drain and electrical services. The City shall assess fees on all new development to cover the costs of such new services. Due to the fact that the additional service extensions will be developed in accordance with the City's master plans, the impacts are deemed to be less than significant.

PUBLIC SERVICES, Additional public services such as police, fire, and schools will be needed to meet the increased demand. The City will assess fees on all new development to fund the required additional police, fire, and school services. Adding personnel, equipment and facilities to maintain targeted response times and other service levels reduces the impact on fire and police protection to less than significant levels. A residential project of this size could produce a significant amount of additional school-age children. According to the City of Lodi General Plan Environmental Impact Report this project will produce approximately 154 additional school age children. These students would attend schools in the Lodi Unified School District which is currently impacted due to overcrowding. In order to mitigate the problem of school overcrowding the developer will be required to pay any school impact fees that may be in effect at the time of approval. Payment of the school impact fees will reduce the impact on school facilities to a less than significant level by providing funding for increased staffing, equipment and facilities.. Police and Fire departments will also benefit from development impact mitigation fees that will also be used for increased staffing, equipment and facilities.

CIRCULATION: Additional vehicle trips will change transportation patterns related to existing traffic loads and street capacity in the immediate project area. In order to mitigate the impacts from traffic related problems, "The City shall review new developments for consistency with the General Plan Circulation Element and the capital improvements program. Those developments found to be consistent with the Circulation Element shall be required to pay their fair share of traffic impact fees. Those developments found to be generating more traffic than that assumed in the Circulation Element shall be required to prepare a site-specific traffic study and fund needed improvements not identified in the capital improvements program, in addition to paying their fair share of the traffic impact fees." The traffic impact fee will be used to finance future improvements such as traffic signals and street widening projects for older intersections and streets congested by new development.

The project site is designated in the City's General Plan as PR, Planned Residential, so its circulation needs were projected with the proposed development in mind. According to the City of Lodi General Plan Environmental Impact Report, a single-family subdivision produces 1.1 peak hour and 10 daily trip ends per dwelling unit (a trip end = 1 way). In other words, the proposed subdivision will create approximately 176 one way trips during the busiest traffic periods of a day, and an overall number of 1600 one way trips throughout the entire 24 hours of a day. The traffic impacts that will result from development of the project will have a cumulative impact on the City as a whole; however, we believe that the implementation of the City's improvement designs based on the

General Plan Circulation Element will be an adequate mitigation to reduce traffic impacts in the immediate area to a less than significant level.

GROWTH, The City's General Plan is based on a two percent (2%) annual growth rate. Development will be regulated so as not to exceed two percent in any given year. Because growth will be consistently maintained and not exceed the City's projections, the impact is reduced to less than significant.

RECOMMENDATION: MITIGATED NEGATIVE DECLARATION

JAMES B. SCHROEDER
Environmental Review Officer

By  Date 01/26/95

5/15/95
CITY COUNCIL

STEPHEN J. MANN, Mayor
DAVID P. WARNER
Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNINO
JACK A. SIEGLOCK

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6702
FAX (209) 333-6807

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

May 24, 1995

Mr. Gerald Scott
Executive Officer
Local Agency Formation Commission
1860 East Hazelton Street
Stockton, CA 95205

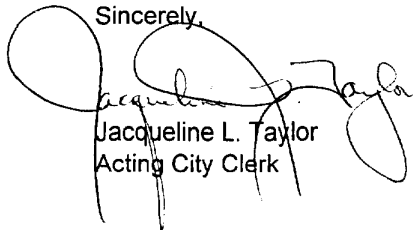
Dear Mr. Scott:

Enclosed herewith please find four certified copies of Resolution No. 95-58 entitled, "A Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the Matter of the Proposed Bridgetown II Annexation/Reorganization, Including the Detachment of Certain Territory Within the Area Proposed for Annexation to the City of Lodi".

Also enclosed please find the following documents pertaining to this matter:

- Three copies of Justification of Proposal;
- Fifteen copies of legal meets and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office;
- Fifteen copies of maps showing affected territory; and
- Filing and processing fees in accordance with LAFCO fee schedule (check #1175 for \$2,175).

Should you need additional information or have any questions regarding this matter, please do not hesitate to call.

Sincerely,

Jacqueline L. Taylor
Acting City Clerk

JLT

Enclosures

cc: James B. Schroeder, Community Development Director

lapplc.doc

BRIDGETOWN PROPERTY
317 W. LODI AVE.
LODI, CA 95240
(209) 333-2881

FARMERS & MERCHANTS BANK
LODI OFFICE
121 WEST PINE
LODI, CA 95240
90-844/1211

1175

5/22/95

PAY TO THE
ORDER OF

LAFCO

\$ **2,175.00

Two Thousand One Hundred Seventy-Five and 00/100***** DOLLARS

LAFCO

MEMO

\$2,100. NWDEVFEE; \$75. NEG DEC

⑈001175⑈ ⑆121108441⑆

00158321⑈



RESOLUTION NO. 95-58

A RESOLUTION OF THE LODI CITY COUNCIL
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL
AGENCY FORMATION COMMISSION IN THE MATTER OF THE PROPOSED
BRIDGETOWN II ANNEXATION/REORGANIZATION, INCLUDING THE
DETACHMENT OF CERTAIN TERRITORY WITHIN THE AREA
PROPOSED FOR ANNEXATION TO THE CITY OF LODI

WHEREAS, this proposal is made pursuant to the Local Government Reorganization Act; and

WHEREAS, the nature of the proposed change of organization is the annexation to the City of Lodi of a combined area comprising of a 32.66 acres more or less adjacent to the City limits located at 451 East Turner Road; and withdrawal of said 32.66 acres from the Woodbridge Rural County Fire Protection District, Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District located within the area to be annexed to the City of Lodi, (APN's 015-230-36 and 38), as described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, no other counties, cities, or districts are affected, and;

WHEREAS, the subject area proposed to be annexed to the City of Lodi and detached from the Woodbridge Rural County Fire Protection District, Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District is uninhabited; and

WHEREAS, no new districts are proposed to be formed by this reorganization, and;

WHEREAS, the reasons for this proposal are as follows:

(1) The uninhabited subject area is within the urban confines of the City and will generate service needs substantially similar to that of other incorporated urban areas which require municipal government service;

(2) Annexation to the City of Lodi of the subject area will result in improved economics of scale in government operations while improving coordination in the delivery of planning services;

(3) The residents and taxpayers of the County of San Joaquin will benefit from the proposed reorganization as a result of savings to the County by reduction of County required services in unincorporated but urban oriented area;

(4) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and politically part of the same urban area of which the City of Lodi is also a part;

(5) The subject area is within the Lodi Sphere of Influence;

(6) Future inhabitants in the subject area will gain immediate response in regard to police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvement of property values;

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Bridgetown II Reorganization" which includes annexation of a combined 32.66 acres more or less, and detachment from the Woodbridge Rural County Fire Protection District, Northern San Joaquin County Water Conservation

District, and the San Joaquin County Resource Conservation District as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: May 3, 1995

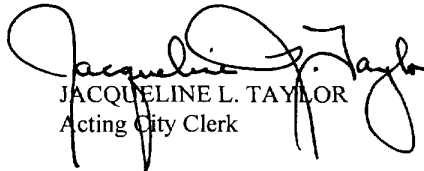
=====

I hereby certify that Resolution No. 95-58 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 3, 1995 by the following vote:

AYES:	Council Members - Davenport, Pennino, Sieglock, Warner and Mann (Mayor)
NOES:	Council Members - None
ABSENT:	Council Members - None
ABSTAIN:	Council Members - None

The Foregoing Document Is Certified
To Be A Correct Copy Of The Original
On File In This Office.

Linda S. Nichols
Deputy City Clerk, City of Lodi
By Linda S. Nichols
Dated: May 4, 1995


JACQUELINE L. TAYLOR
Acting City Clerk

95-58

EXHIBIT A

July 23, 1993

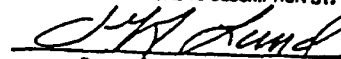
DESCRIPTION OF
BRIDGETOWN I ANNEXATION TO THE CITY OF LODI
San Joaquin County, California

A portion of the southwest Quarter of Section 34, Township 4 North, Range 6 East, Mount Diablo Base and Meridian, more particularly described as follows:

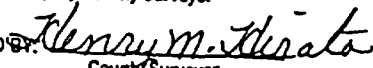
Beginning at the southeast corner of PARCEL 2 of Parcel Map filed in Book 18 of Parcel Maps, at page 163, San Joaquin County Records, said corner being on the north line of Turner Road, bearing North 88°10'45" West, 384.00 feet and North 1°31'13" East, 30.00 feet from the southeast corner of said southwest Quarter, said corner also being on the Lodi City Limit line; thence along said City Limit line, North 88°10'45" West along the south line of said PARCEL 2, being the north line of Turner Road, 695.00 feet; thence leaving said City Limit line, North 1°31'13" East parallel with the east line of said PARCEL 2, a distance of 597.5 feet; thence South 88°10'45" East, parallel with the south line of said PARCEL 2, a distance of 695.00 feet to the east line of said PARCEL 2, being on said City Limit line; thence South 1°31'13" West along said east line, being along said City Limit line, 597.5 feet to the point of beginning.

Containing 9.53 acres, more or less.

RECOMMENDED APPROVAL AS TO DESCRIPTION BY:

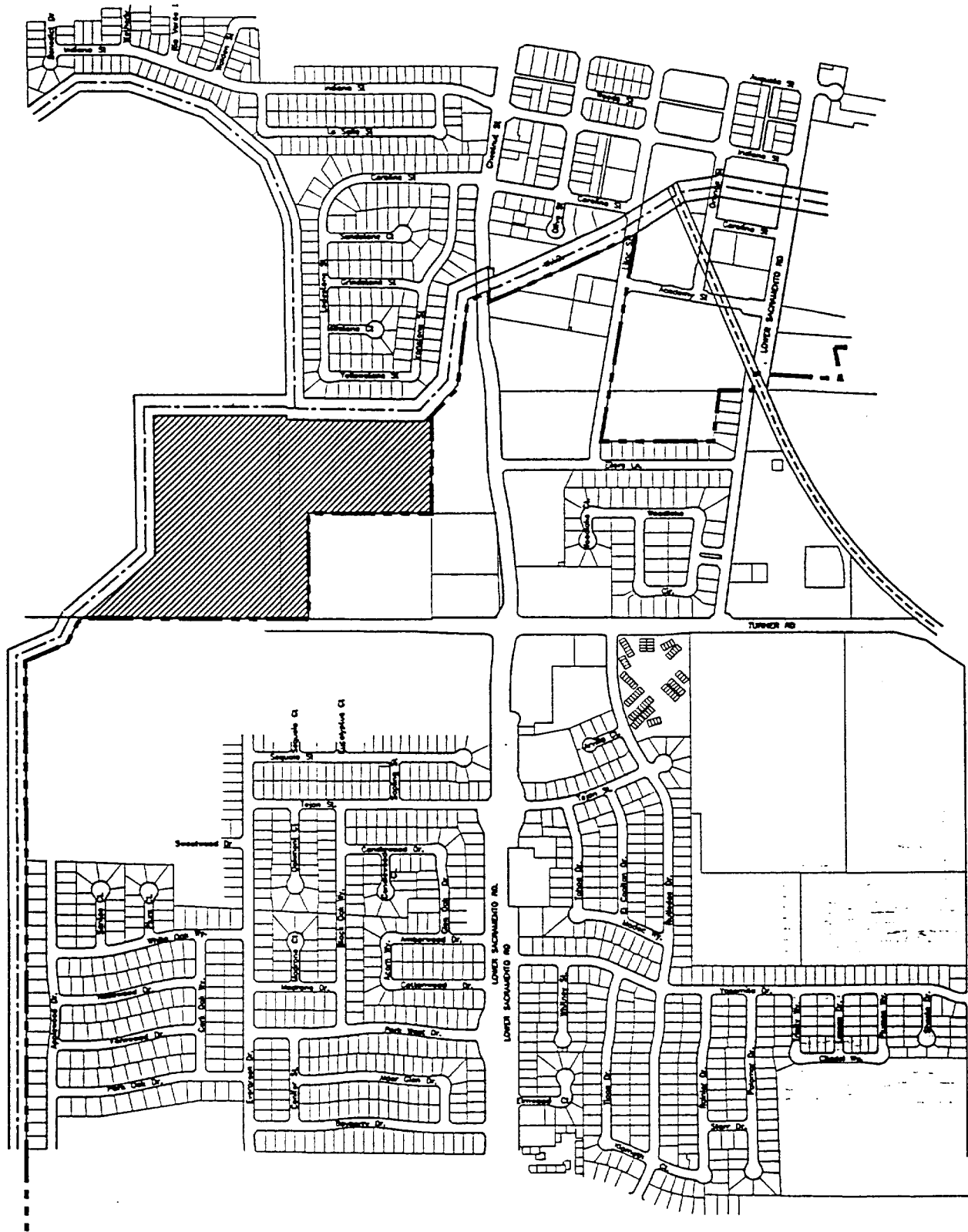

Deputy County Surveyor

APPROVED BY:


County Surveyor

SV-3G187.L1

BRIDGETOWN REORGANIZATION



**JUSTIFICATION OF PROPOSAL
FOR REORGANIZATION OR CHANGE OF ORGANIZATION AFFECTING LOCAL AGENCIES**

Filed with:

LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY
c/o Gerald F. Scott, Executive Officer
1810 E. Hazelton
Stockton, CA 95205

(209) 468-3198

Date: March 27, 1995

The undersigned, on behalf of the proponents of the subject proposal, hereby give notice of intention to:

<input type="checkbox"/> incorporate a city	<input type="checkbox"/> disincorporate a city
<input type="checkbox"/> form a district	<input type="checkbox"/> dissolve a district
<input checked="" type="checkbox"/> annex territory to an agency	<input type="checkbox"/> detach territory from an agency
<input type="checkbox"/> consolidate existing agencies	

To further deliberations by the Commission, we submit the following:

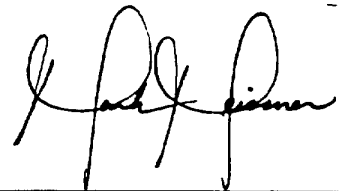
1. Three (3) copies of this completed "Justification of Proposal".
2. Fifteen (15) copies of legal metes and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office.
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8.5" 11" which is the most preferable size and shall be no larger than 18"X 26").
4. Filing an processing fees in accordance with LAFCo fee schedule.

The following person (not to exceed three) are to be mailed copies of the Executive Officer's Report and Notice of Commission hearings regarding the subject proposal.

Chris R. Keszler & A. Fred Baker	451 E. Turner Road, Lodi, CA 95240	(209) 333-2881
(Name)	(Address)	(Phone)

Jennifer Perrin	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6702
(Name)	(Address)	(Phone)

James Schroeder	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6711
(Name)	(Address)	(Phone)



(Signed)

COMPLETE ALL QUESTIONNAIRE ITEMS

If a question is not applicable to your proposal, you may so state.

1. Local Agency organization changes hereby proposed--designate affected agencies and annexation by name: BRIDGETOWN II ANNEXATION

Annex territory to the City of Lodi. Detach from Woodbridge Rural County Fire Protection District, North San Joaquin County Water Conservation District, and San Joaquin County Resource Conservation District.

2. Statutory provisions governing proceedings:
Local Government Reorganization Act 1985
3. Do proposed boundaries create an island or corridor of unincorporated territory? No.
4. Do proposed boundaries split lines of assessment or ownership? No.
5. Land area affected: Square miles .05 Acres 32.5
6. Population in subject area: 0 Number or registered voters: 0
7. Registered voter density (per acre): 0
Number of dwelling units: 0
8. Estimate of population increase in next 10 years: 424
9. Present land use of subject area: Vacant
10. What is the intended development of this area: Low density single family housing.
11. Present zoning: (County) GA, General Agriculture
12. Describe proposed zoning changes: The zoning would be changed to R-1, single family residential which allows for one home per 6,500 square foot or greater lot.
13. Assessed value of land: \$ 37,572
14. Assessed value of improvements: \$ 0
15. Value of publicly owned land in area: \$ 0
16. Governmental services required by this proposal which are not presently available: City services including: water, sewer, storm drainage, police and fire protection.
17. What alternative measures would provide services listed in Item 16 above? County services: Woodbridge Rural County Fire Protection District, private well and septic system, and San Joaquin County Sheriff.
18. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? Existing streets, water, sewer, and storm drain lines must be extended into the project area.
19. What approximate costs will be incurred in accomplishing requirements of Item 18 above? No estimate is available.
20. How will such costs be met? Street improvements and utility extensions will be done by the developer at his expense. In addition, the developer will be required to pay development impact mitigation fees to help cover the costs of future capital improvements.
21. Will provisions of this proposal impose greater than normal burden on servicing agency or affected property? No.
22. Check here if you are submitting further comments and evaluations on additional pages.

Important Notice Regarding Disclosure of Campaign Contributions Made to LAFCO Commissioners on
Page 3. (Rev. 4-85)



civil engineers

323 West Elm Street
Lodi, California 95240

BAUMBACH & PIAZZA, INC.

Phone (209) 368-6618

LEGAL DESCRIPTION
KESZLER AND BAKER REORGANIZATION
451 EAST TURNER ROAD, LODI, CA 95240

A portion of the Southwest quarter of Section 34,
Township 4 North, Range 6 East, Mount Diablo Base and
Meridian, San Joaquin County, California, more
particularly described as follows:

Parcels 1 and 2 as shown on that Parcel Map filed for
record December 22, 1992 in Book 18 of Parcel Maps at
page 163, San Joaquin County Records, containing 42.19
acres more or less.

EXCEPTING THEREFROM the portion of land described in
"EXHIBIT A" attached hereto.

EXHIBIT A

July 23, 1993

DESCRIPTION OF BRIDGETOWN I ANNEXATION TO THE CITY OF LODI San Joaquin County, California

A portion of the southwest Quarter of Section 34, Township 4 North, Range 6 East, Mount Diablo Base and Meridian, more particularly described as follows:

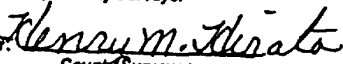
Beginning at the southeast corner of PARCEL 2 of Parcel Map filed in Book 18 of Parcel Maps, at page 163, San Joaquin County Records, said corner being on the north line of Turner Road, bearing North 88°10'45" West, 384.00 feet and North 1°31'13" East, 30.00 feet from the southeast corner of said southwest Quarter, said corner also being on the Lodi City Limit line; thence along said City Limit line, North 88°10'45" West along the south line of said PARCEL 2, being the north line of Turner Road, 695.00 feet; thence leaving said City Limit line, North 1°31'13" East parallel with the east line of said PARCEL 2, a distance of 597.5 feet; thence South 88°10'45" East, parallel with the south line of said PARCEL 2, a distance of 695.00 feet to the east line of said PARCEL 2, being on said City Limit line; thence South 1°31'13" West along said east line, being along said City Limit line, 597.5 feet to the point of beginning.

Containing 9.53 acres, more or less.

RECOMMENDED APPROVAL AS TO DESCRIPTION BY:


Deputy County Surveyor

APPROVED BY:


County Surveyor

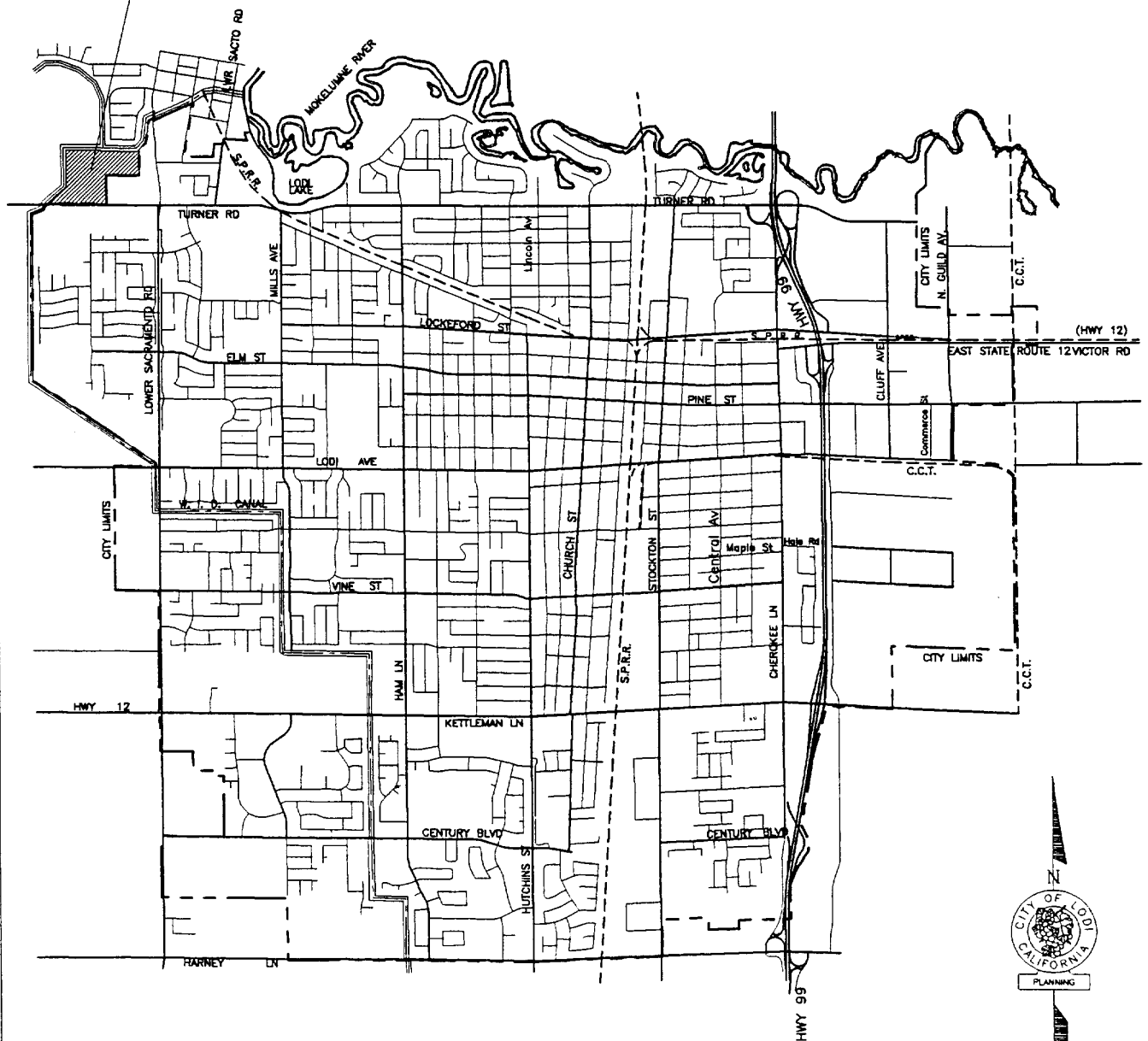
SV-3G187.L1



COMMUNITY DEVELOPMENT
DEPARTMENT

BRIDGETOWN II REORGANIZATION
VICINITY MAP

BRIDGETOWN II
REORGANIZATION



NEGATIVE DECLARATION

Notice is hereby given that the City of Lodi Planning Department has determined that the following proposal will have no "Significant Impact on the Environment". Supporting documentation is available in the form of a "Preliminary Environmental Assessment" and is available for public review in the Planning Department Office, City Hall Building, 221 W. Pine Street. Anyone wishing to appeal the issuance of this Declaration to the Planning Commission may do so no later than the date indicated as "Last date to Appeal".

Date: January 26, 1995

Project Title: BRIDGETOWN II GENERAL PLAN
AMENDMENT, PREZONING AND ANNEXATION

Responsible Agency: Lodi Planning Department

Contact Person: Mark Meissner

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

Chris R. Keszler and A. Fred Baker

Address: 451 East Turner Road City: Lodi County: San Joaquin

Phone: (209) 333-2881

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

This project includes a General Plan Amendment from PR, Planned Residential, to LDR, Low Density Residential, rezoning to R-1, Single-Family Residential and annexation to the City of Lodi of a 32.5 acre parcel currently zoned GA-1, General Agriculture, to allow for a single family residential subdivision containing 160 lots.

Project Location City	Project Location County
LODI	SAN JOAQUIN COUNTY

Last Date to Appeal:

Address Where Preliminary Environmental
Assessment is Available:

February 20, 1995

LODI CITY PLANNING DEPT.
221 W. Pine St., Lodi, CA 95240
Phone: (209) 334-5634

Environmental Assessment
INITIAL STUDY

1. PROJECT TITLE Bridgetown
2. LOCATION 451 East Turner Road
3. PROJECT DESCRIPTION: At the request of the property owner, the City of Lodi is proposing to annex a parcel of land to the City for the purpose of residential development. The City will be amending its General Plan Land Use Map, and also its zoning map to allow for a single family residential subdivision. The subdivision will encompass approximately 32.5 acres and will consist of approximately 160 low density single-family dwelling units. The entire 32.5 acres will be used for a single-family residential subdivision with required access and street improvements.
4. General Plan Designation (A) Existing (City), (B) Proposed
(A) PR, Planned Residential (B) LDR, Low Density Residential
5. Site Description and surrounding land use:

The 32.5 acre project site is located at the north-west corner of Lodi. Turner Road, Lodi's northern most east-west arterial, runs along the length of the southern boundary of the property. Lower Sacramento Road, a north-south arterial, intersects with Turner Road approximately one fourth of a mile east of the project site. The site is relatively flat with no extraordinary topographic features other than the Woodbridge Irrigation District canal levee which borders the project site to the north and west. The existing land use of the site consists of vacant farm land. There are no dwellings or other structures on the property. Surrounding land uses consist of a single family housing development in the community of Woodbridge to the north, a developing single family housing subdivision to the south, a bed and breakfast inn and restaurant and an approved but undeveloped shopping center to the east, and vacant agricultural land to the west.
6. Zoning (A) Existing (County), (B) Proposed
(A) GA-1, General Agriculture (B) R-1, Single Family Residential

Will the Project Have a Significant Effect
Through Any of the Following Impacts?

7. a. Substantial alteration of natural topography, soil or subsoil features? NO
b. Substantially degrade surface or ground water quality? NO
c. Substantially deplete surface or ground water resources? NO
d. Substantially interfere with ground water flow or recharge? NO
e. Cause a significant affect related to flood, erosion or siltation? NO
f. Substantial interference with the habitat of any species of fish, wildlife or plant?
NO
g. Violate ambient air quality standards or create substantial air emissions or objectionable odors? MAYBE
h. Substantially increase ambient noise or glare level for adjoining areas? NO

- i. Substantial reduction of existing cropland? **MAYBE**
- j. Expose individuals or property to geologic, public health, traffic, flood, seismic or other hazards? **NO**
- k. Have a substantial, demonstrable, negative aesthetic effect? **NO**
- l. Result in the disruption or alteration of an archeological, historical or paleontological site? **NO**
- m. Cause or allow substantial increase in consumption in any natural resources? **NO**
- n. Results in the use or waste of substantial amounts of fuel or energy? **NO**
- o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads? **YES**
- p. Substantial increase in demand for or utilization of public services such as schools or fire or police protection? **YES**
- q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety? **YES**
- r. Induce substantial growth, concentration or displacement of population? **YES**
- s. Result in an alteration or conflict with existing or planned land uses? **NO**
- t. Conflict with adopted plans, goals or policies of the City of Lodi? **NO**

Adverse impacts of the project and their magnitude:

7g. Violate ambient air quality standards or create substantial air emissions or objectionable odors? During construction of the residential subdivision there may be substantial air emissions in the form of dust and diesel exhaust due to the use of earth moving and other construction equipment. The adverse impact on ambient air quality standards will be limited to the construction period of the project.

7i. Substantial reduction of existing cropland? This project may convert some prime agricultural land to urban uses.

7o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads? Development of the project will require the installation/extension of public utilities to the project site. A ten inch water main in the Turner Road right of way is necessary to serve the area. An eight inch sanitary sewer line in the Evergreen Drive and Turner Road rights of way is necessary to serve the area. A storm drainage system will have to be designed to service the area.

7p. Substantial increase in demand for or utilization of public services such as schools or fire or police protection? At this time the construction of 160 new housing units will not have a significant effect on police and fire protection; however, residential projects of this size could create a significant impact on school facilities based on the increased number of school-age children.

7q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety? Additional vehicle trips will change transportation patterns related to existing traffic loads and street capacity in the immediate project area.

7r. Induce substantial growth, concentration or displacement of population? The introduction of 160 new homes will contribute to the growth of the City.

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study:

AIR QUALITY: The ultimate conversion of the project site to a single-family residential subdivision may cause a small decrease in ambient air quality standards and increase air emissions. Increases in the number of vehicle trips in and around the City may create a substantial increase in vehicle emissions for an area that was once vacant farm land. Chapter 15, Air Quality, of the City of Lodi General Plan Environmental Impact Report states that "the City of Lodi will coordinate development project review with the San Joaquin County APCD in order to minimize future increases in vehicle travel and to assist in implementing any indirect source regulations adopted by the APCD."

The City of Lodi shall implement a number of mitigation measures prescribed by the San Joaquin Valley Unified Air Pollution Control District in order to reduce the potential impact from fugitive dust due to earth moving and other construction activities. The mitigations will be listed as follows:

- All material excavated or graded should be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is done for the day.
- All clearing, grading earth moving or excavation activities shall cease during periods of high winds greater than 20 mph average over one hour.
- All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- The area disturbed by clearing, earth moving or excavation activities should be minimized at all times.
- On-site vehicle speed shall be limited to 15 mph.

Air quality could also be affected by an increase in vehicle emissions that will result from increased numbers of vehicle trips in and around the project area. The impact on air quality from vehicle emissions may not be significant or need any mitigations.

According to the trip generation rates established by the Institute of Transportation Engineers, the number of daily vehicle trips created from a 160 unit single-family residential subdivision is approximately 176 peak hour trips and 1600 daily trips. The impact on air quality from vehicle emissions will not be significant.

By implementing the mitigation measures listed above the temporary impacts from construction on air quality will be reduced to less than significant levels.

CROP LAND, This project may convert some prime agricultural land to urban uses. Lodi's General Plan has identified the conversion of prime agricultural land as an adverse impact on development. The only mitigation measure available is prohibiting development of agricultural lands. Since this would lead to a halt to all new development, it is seen as an unavoidable impact. However, policies in the Conservation Element of the General Plan are aimed at delaying the loss of prime lands and facilitating continued agricultural uses. Some of these policies include adopting a "right-to-farm" ordinance for adjacent

landowners, establishing buffer zones between urban uses and agricultural uses, and designating an open space greenbelt around the urbanized area of the City.

UTILITIES, The City will periodically update public works capital improvements needs assessment studies to ensure that new facilities will be provided to meet the increased demand on water, sewer, storm drain and electrical services. The City shall assess fees on all new development to cover the costs of such new services. Due to the fact that the additional service extensions will be developed in accordance with the City's master plans, the impacts are deemed to be less than significant.

PUBLIC SERVICES, Additional public services such as police, fire, and schools will be needed to meet the increased demand. The City will assess fees on all new development to fund the required additional police, fire, and school services. Adding personnel, equipment and facilities to maintain targeted response times and other service levels reduces the impact on fire and police protection to less than significant levels. A residential project of this size could produce a significant amount of additional school-age children. According to the City of Lodi General Plan Environmental Impact Report this project will produce approximately 154 additional school age children. These students would attend schools in the Lodi Unified School District which is currently impacted due to overcrowding. In order to mitigate the problem of school overcrowding the developer will be required to pay any school impact fees that may be in effect at the time of approval. Payment of the school impact fees will reduce the impact on school facilities to a less than significant level by providing funding for increased staffing, equipment and facilities. Police and Fire departments will also benefit from development impact mitigation fees that will also be used for increased staffing, equipment and facilities.

CIRCULATION: Additional vehicle trips will change transportation patterns related to existing traffic loads and street capacity in the immediate project area. In order to mitigate the impacts from traffic related problems, "The City shall review new developments for consistency with the General Plan Circulation Element and the capital improvements program. Those developments found to be consistent with the Circulation Element shall be required to pay their fair share of traffic impact fees. Those developments found to be generating more traffic than that assumed in the Circulation Element shall be required to prepare a site-specific traffic study and fund needed improvements not identified in the capital improvements program, in addition to paying their fair share of the traffic impact fees." The traffic impact fee will be used to finance future improvements such as traffic signals and street widening projects for older intersections and streets congested by new development.

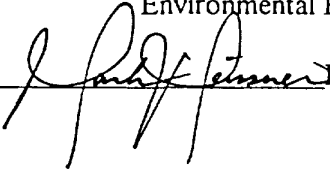
The project site is designated in the City's General Plan as PR, Planned Residential, so its circulation needs were projected with the proposed development in mind. According to the City of Lodi General Plan Environmental Impact Report, a single-family subdivision produces 1.1 peak hour and 10 daily trip ends per dwelling unit (a trip end = 1 way). In other words, the proposed subdivision will create approximately 176 one way trips during the busiest traffic periods of a day, and an overall number of 1600 one way trips throughout the entire 24 hours of a day. The traffic impacts that will result from development of the project will have a cumulative impact on the City as a whole; however, we believe that the implementation of the City's improvement designs based on the

General Plan Circulation Element will be an adequate mitigation to reduce traffic impacts in the immediate area to a less than significant level.

GROWTH, The City's General Plan is based on a two percent (2%) annual growth rate. Development will be regulated so as not to exceed two percent in any given year. Because growth will be consistently maintained and not exceed the City's projections, the impact is reduced to less than significant.

RECOMMENDATION: MITIGATED NEGATIVE DECLARATION

JAMES B. SCHROEDER
Environmental Review Officer

By  Date 01/26/95